



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS
MINUTES**

Regular Meeting: February 18, 2003 - 7:00 P.M.
Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Robert P. Jacques, Vice-Chairman
Kenneth F. Polito

Absent: Dorbert A. Thomas, Clerk
Patricia M. Banks

Also Present: John D. Perreault, Town Engineer
Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission noted receipt of the Minutes for January 21, 2003, and agreed to review and vote on them at their March 18, 2003 meeting.

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

285-1191 Continued – Public Hearing regarding the Notice of Intent filed by the Commonwealth of Massachusetts Department of Environmental Management for repairs to stabilize the flood control dike and create adequate turning area for maintenance vehicles on property at 0 Hill Street

David Cameron – the engineer from Tighe & Bond, attended the hearing. Mr. Cameron said everything he proposed at the last meeting is the same.

Mr. Cameron said he redelineated the wetlands, and submitted the seed list to the Commission, as it was eliminated in the first filing. He proposed lining one side of stream with rip-rap, and relocating part of the stream, and relocated the replication area downstream as far as he could.

Mr. Cameron said regarding wildlife habitat, he found a nest cavity in a live red maple tree, which is going to be removed, but he is proposing to put up a nest box to replace the tree for the birds.

Mr. Cameron said the schedule for work is pending on D.E.M. getting funding, and said they are hoping to do the work in the summer. He said to comply with regulation it has to be done between July and October.

Mr. Ostrosky officially closed the hearing.

**RDA Public Meeting regarding the Request for Determination of Applicability
filed by Stephen and Marianne Davis for the construction of a garage at
44 Lamplighter Drive**

Stephen and Marianne Davis, 44 Lamplighter Drive, attended the hearing. Mr. Davis said they would like to build a two-car garage with a Master Suite over. He said there are wetlands in back and they would use erosion control barriers to protect those wetlands. He said the flags are still there from their 1997 filing of putting a pool in. He said their neighbor at 54 Lamplighter Drive is doing almost the identical project.

Mr. Davis proposed building an engineering wall to hold the land and will not have to bring in any fill. He agreed that this could be put in as a condition in the Determination decision.

The Commission voted a conditional negative determination.

285-** Public Hearing regarding the Notice of Intent filed by Lawrence Thout for
the construction of a single family dwelling at 7 Purinton Street**

John Grenier, from J.M. Grenier Associates, attended the hearing, representing Lawrence Thout – the homeowner. Mr. Grenier said they are proposing to build a single family house with garage. He said this is a fairly flat site, and will need minimal grading. He proposed a couple feet of fill to keep the grade. He said the closest point to the wetland area is 50 feet.

Mr. Polito asked if fill area can be pulled back and Mr. Jacques asked if the existing grade is a real problem. Mr. Grenier said he was trying to give them a backyard. Mr. Jacques asked about pulling it back 30 feet, which would then be about 35 feet from the line. Mr. Grenier proposed putting concrete bounds to mark the wetland area.

Philip Johanson, representing his Mother, Louise Johanson, at 1 Purinton Street, expressed concern that where they are proposing to build the garage, will create a gully in his Mother's property and therefore concern of drainage problems. Mr. Johanson proposed, where they are going to pull out garage, possibly fill all of area on that side of the property, to flatten it all out for drainage, and asked that this be done with conditions in the Order of Conditions.

The Commission agrees a common swale can be done, which is already partially shown.

Mr. Ostrosky officially closed the hearing with amended plan to be submitted to Engineering before the Order of Conditions is issued.

285-** Public Hearing regarding the Notice of Intent filed by Peris & Sons Builders,
Inc. for the construction of a single family home at 80-82 Main Circle**

John Grenier, from J.M. Grenier Associates, attended the hearing, representing Peris & Sons.

Mr. Grenier explained that this property was two separate lots, but Peris and Sons decided that instead of squeezing two homes on it, they would build one suitable home on it.

Mr. Grenier said the closest point to the wetland area is 140 to 150 feet. He said construction will be in the southern portion of the lot, to keep the amount of disturbance of the Riverfront area to a minimum.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by James Aulenback for the construction of a single family house at 83 Spring Street, Lot 2**

Bob Shanks – the engineer from Shanks and Associates, and Jim Aulenback – the builder, attended the hearing. Mr. Shanks said the bordering vegetated wetland area has been flagged and is to the west on the property. He said the grading, house construction, and removal of the shed is work within the buffer zone. He proposed erosion control measures at downhill portion of the property. He said the grading is mostly staying the same.

The Commission noted there is an existing fieldstone wall to stop encroachment into the wetland. The Commission agreed they will ask them to extend the haybale line.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by James Aulenback for the construction of a single family house at 83 Spring Street, Lot 1**

Bob Shanks – the engineer from Shanks and Associates, and Jim Aulenback – the builder, attended the hearing. Mr. Shanks said they propose relocating the existing garage and moving it to the other side of the house. The closest point to the BVW line would be 40 feet.

The Commission noted there is an existing fieldstone wall to stop encroachment into the wetland. The Commission agreed they will ask them to extend the haybale line.

Mr. Ostrosky officially closed the hearing.

285-1196 Continued – Public Hearing regarding the Notice of Intent filed by Chris Muello for the removal and replacement of trees and associated site work at 46 Walnut Street

Chris Muello – the homeowner, attended the hearing, with Bob Murphy – the engineer, attending later in this hearing.

The Commission said that, after their site walk, they agreed, that regarding the pond, that doing some clearing is okay and some plantings can be put in.

Mr. Ostrosky read a letter from abutter, expressing concern for the resource area and wildlife.

The Commission agreed that they felt the driveway would have to stay where it is to keep it away from the Riverfront area. Mr. Muello said he spoke with Mr. Colletta, at D.E.P. Boston. He expressed the concern of getting a fire truck or plow in there.

Mr. Stone there is a provision that something can be done if Riverfront area that is disturbed is replicated somewhere else, but cannot get closer to the Riverfront area.

Mr. Murphy said they are proposing to use a yolk rake or bobcat, as hand raking would be tough. He said they still want to grind the stumps.

Mr. Ostrosky officially closed the hearing.

Informal presentation regarding three parcels of land at the Shrewsbury Common

June Tomaiolo, representing Corcoran-Darman, who are owners of the Shrewsbury Common's property, attended the hearing. Ms. Tomaiolo said they are once again presenting the opportunity to the Town to accept land donation of three parcels as conservation land, which they have decided not to develop. She said potentially three apartment buildings could be built on these parcels, but Corcoran-Darman have decided they want to keep the parcels as buffer. She said these parcels are about 13 acres total.

Ms. Tomaiolo said she has met with the Board of Selectmen and the Planning Board. The Commission voted to support the acceptance of these parcels.

Informal presentation regarding the proposed Ashford Crossing plan

Attorney Jack Collins – representing the principals of Ashford Crossing, attended the hearing. Attorney Collins introduced Patrick Freydborg – New England Multi-family Manager for SSR Realty Advising; Ed Boiteau – the engineer from Rizzo Associates, Tom Sokoloski – the wetlands specialist and project manager from Rizzo Associates, and Gary Warner and Rosemarie Ozioli – representatives from South Meadow Condominiums.

Attorney Collins said SSR Realty has been meeting with South Meadow Condominium Association. Mr. Freydborg said they have tried to take into consideration the concerns of these abutters and the Town. He said they are starting the permitting process. He said they plan to file the Notice of Intent with the Conservation Commission soon.

Mr. Boiteau said this is a 12.2-acre site, and they are proposing nine buildings, instead of the original ten buildings, with 108 units. He said there are wetlands throughout the site, and it looks that some areas had been disturbed previously.

Mr. Boiteau said there are nine buildings and they have brought them closer together – there is about 40 feet between them instead of 50 feet. He said they have provided the minimum of parking spaces of 1-1/2 spaces, to keep pavement at a minimum. He said they will have to cross about 90 feet of wetland, with pavement width of 22 feet, creating low profile roadway.

Mr. Boiteau said they are proposing to eliminate the sidewalk and want to create an elevated boardwalk. He said there would be no impact except for the posts that will screw into the wetland. He said the walkway will “hug” the roadway, and that most will be built on slope of roadway.

Mr. Boiteau proposed two detention ponds for stormwater management.

Mr. Sokoloski said the wetlands are bordering vegetated wetlands on site, and there are intermittent streams on site. He said 1:1-1/2 replication is required. He discussed the replication plan. He said they propose to reduce public access to wetlands by using plantings.

Mr. Jacques and Mr. Polito stated they would like some restoring of the “wasteland” wetlands – would like some restoration attempt and would like to see more thought to this. Mr. Freydborg said he had this same thought, but has been advised this area is not necessarily wet and there seems to be something happening out there now and just wonders what would happen if they just let it go. Mr. Jacques would like to see a more aggressive plan for that one area and maybe even go 1:1 enhancements.

Mr. Polito said he remembered from first plan, the Commission wanting a more creative plan for that one wetland area. Mr. Jacques suggested maybe educational signs as to what was going on.

Mr. Boiteau said the applicant wants to propose 3,000 sq. ft. clubhouse and in-ground pool, with fifteen parking spaces. He said this will include “use variance,” and 350 sq. ft. wetland area there.

Informal presentation regarding a proposed Shrewsbury – Grafton connector road

Mr. Jacques and Mr. Polito abstained from the discussion, due to possible conflict of interest. Tom Miller – WBDC, Kevin Conroy – Maguire Group Inc, and Dan Hagerman – wetlands scientist from Maguire Group, attended the hearing.

Mr. Miller said Maguire Group is beyond 25% design with Massachusetts Highway. He said they want to come back in April. He said they have to file Notice of Project Change for a road change. He said they think they have come up with a plan, which has also required some land purchases or acquisitions.

Mr. Conroy said they settled on the location of the roadway. He said Mass. Highway reviewed the 25% plans and Maguire Group is addressing a small number of comments.

Mr. Hagerman said the road is approximately a mile long. He said the wetlands have two different systems – one in the North and one in the South. He said 4,882 sq. ft. of wetland will be impacted. He said they are trying to minimize impact at the first area and they propose walls. He said they propose 1:1-1/2 replication at four sites.

4. New Business

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability

285-1191	0 Hill Street – conditionally approved
285-1196	46 Walnut Street – conditionally approved
RDA	44 Lamplighter Drive – voted a negative determination

4. New Business (Cont'd)

- 285-**** 7 Purinton Street – conditionally approved**
- 285-**** 80-82 Main Circle – conditionally approved**
- 285-**** 83 Spring Street, Lot 2 – conditionally approved**
- 285-**** 83 Spring Street, Lot 1 – conditionally approved**

5. Old Business

a. Discussed/Signed Certificates of Compliance

- 108B Winchester Estates**
- Lamplighter Drive**
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6. Correspondence

The meeting adjourned at 9:30 P.M.

Respectfully Submitted,

Annette W. Rebovich